

ZONING AND BUILDING AGENDA

MAY 15, 2007

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

286832 DOCKET #8249 – D. Winter &, C. Graddy Owners Application: Variation to reduce left interior side yard setback from 15 feet to 11 feet for a proposed new addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.70 of an acre, located on the west side of Elms Terrace, approximately 850 feet north of Golf Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

286833 DOCKET #8267 – P. Nykaza, Owner Application: Variation to reduce front yard setback from 25 feet (@ 20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .45 for a single family residence; reduce rear yard setback from 5 feet to 3 feet; and reduce both interior side yard setbacks from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The trend of development in Stickney is towards larger/new homes. The immediate area has been developed with the same type of setbacks. Older homes which have been in disrepair are being torn down and larger new homes are being built. The lot sizes are long and narrow, and the 3 foot setback has been typically for garages, which eliminates parking and congestion in the streets. The home the applicant is building is a ranch-type style and would not impact on air and light. The subject property consists of approximately 0.07 of an acre, located on the east side of Linder Avenue, approximately 97 feet south of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: The neighbor directly to the North objected. She felt her air and light would be cut off.

286834 DOCKET #8268 – P. Nykaza, Owner Application: Variation to reduce front yard setback from 25 feet (@ 20%) to 20 feet; reduce both interior side yard setbacks 10 feet to 3 feet; increase the floor area ratio from .40 to .45 for a single family residence; reduce rear yard setback from 5 feet to 3 feet; and reduce both interior side yard setbacks from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The trend of development in Stickney is towards larger/new homes. The immediate area has been developed with the same type of setbacks. Older homes which have been in disrepair are being torn down and larger new homes are being built. The lot sizes are long and narrow, and the 3 foot setback has been typically for garages, which eliminates parking and congestion in the streets. The home the applicant is building is a ranch-type style and would not impact on air and light. The subject property consists of approximately 0.07 of an acre, located on the east side of Linder Avenue, approximately 122 feet south of 48th Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: The neighbor directly to the North objected. She felt her air and light would be cut off.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

286835 DOCKET #8269 – T. & M. Desmond, Owners Application: Variation to reduce left side yard setback from 15 feet to 10 feet (existing) for a proposed addition to the single Family Residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.95 of an acre, located on the north side of Illinois Road (Woodley Manor), approximately 947 feet west of Ramona Lane in New Trier Township, County Board District #14.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

286836 DOCKET #8270 – F. Las, Owner Application: Variation to reduce corner side yard setback from 15 feet to 12 feet 7 inches (existing); and reduce the right interior side yard setback form 10 feet to 9 feet (existing) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the northwest corner of Long Avenue and 48th Street in Stickney Township, County Board District #11.
Recommendation: That the application be granted.

Conditions: None

Objectors: None

NEW APPLICATION

286837 MOBILE FACILITIES OF ILLINOIS, INC., Mark Morgan, President, Owners, 3230 East Lincoln Highway, Chicago Heights, Illinois 60411. Application (No. SU-07-03; Z07026). Submitted by Thomas Planera & Associates, Ltd., Thomas Planera II, 4440 Lincoln Highway, Matteson, Illinois 60443. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a mobile facilities sales office to showcase and store different models of mobile offices and modular buildings in Section 20 of Bloom Township. Property consists of 5.39 acres located on the north side of Lincoln Highway approximately 272 feet east of Burnham Avenue in Bloom Township, County Board District #6. Intended use: Mobile Office facilities sales office.

* The next regularly scheduled meeting is presently set for Tuesday, June 5, 2007.